



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
MARCH 21, 2019  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Commissioner Margaret Livingston present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner Rick Cabrera  
Commissioner Christina Muñoz-Estrada  
Commissioner Patrick Hernandez-Cigarruista  
Commissioner Juan Uribe  
Commissioner Deborah Torres  
Commissioner Margaret Livingston

**COMMISSIONERS ABSENT:**

Commissioner Chris Cummings  
Commissioner Samuel Trimble  
Commissioner Sandra Hernandez

**AGENDA**

Commissioner Hernandez-Cigarruista read the rules into the record. Raul Garcia, Program Manager for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

**\*ACTION:** Motion made by Commissioner P. Hernandez-Cigarruista, seconded by Commissioner Juan Uribe, and unanimously carried to accept the agenda as amended.

**AYES:** Commissioner Cabrera, Muñoz-Estrada, Hernandez-Cigarruista, Uribe, Torres, and Livingston

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Cummings, Trimble, and S. Hernandez

**NOT PRESENT FOR THE VOTE:** N/A

Motion passed.

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**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**NO ACTION WAS TAKEN.**  
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**II. REGULAR AGENDA**

**Major Preliminary:**

1. **SUSU19-00007:** Summer Sky Subdivision – Being a Portion of Section 20, Block 79, Township 3, Texas and Pacific Railroad Company, El Paso County, Texas  
Location: North of Eastlake and East of Darrington  
Existing Zoning: ETJ  
Property Owner: Ravena, LLC  
Representative: TRE & Associates  
District: ETJ  
Staff Contact: Brenda Cantu, (915) 212-1642, [cantubr@elpasotexas.gov](mailto:cantubr@elpasotexas.gov)

Brenda Cantu, Planner, gave a presentation and made a floor amendment to the first page of the staff report stating that the summary of request that 598 family residential lots should be 599. This subdivision is located in the City of El Paso ETJ, east of Darrington and north of Eastlake. The applicant proposes 599 single family residential lots, four parks, which include one linear park, and five drainage ponds. The proposed development will be in two phases, Phase I is scheduled to be completed by September 2020, and Phase II will be completed by March 2022. This subdivision is being reviewed under the current Subdivision Code. The primary access to the subdivision is through Horizon Mesa, Garforth Avenue, and Winford Avenue. The applicant is requesting to waive the required five foot sidewalk along Horizon Mesa Blvd. In lieu of the sidewalk the applicant is proposing adding a 7' sidewalk with abutting linear park on Horizon Mesa. The Development Coordinating Committee and Planning recommend approval of this application.

Chris Wallen, TRE & Associations, we concur with all staff comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Cabrera, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SUSU19-00007**.  
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2.      **SUSU19-00010:**                      CMC Commercial Unit Five, Being a Replat of a Portion of CMC Commercial Unit Three, an Addition to the City of El Paso, El Paso County, Texas
- Location:                      South of Transmountain and West of Resler
- Existing Zoning:                      C-4/c/sc (Commercial/condition/special contract)
- Property Owner:                      Hunt Communities Development Co. II, LLC
- Representative:                      CSA Design Group, Inc
- District:                      1
- Staff Contact:                      Santiago Vallejo, 915-212-1561, [vallejos@elpasotexas.gov](mailto:vallejos@elpasotexas.gov),

Santiago Vallejo, Planner, gave a presentation. The subdivision is located west of Resler and south of Transmountain. The applicant is proposing to subdivide 20.5 acres into five commercial lots. This application is being reviewed under the former subdivision code. Applicant is requesting a modification to allow a 5' sidewalk and 5' landscaping area within the cross section. They are also requesting a modification to allow for 11' driving lanes in opposite directions. The overall right of way will increase to 56'. Planning staff and the DCC recommend approval on CMC Commercial Unit Five on a resubdivision combination basis and also recommend approval of the requested modifications.

Adrian Ontiveros, CSA Design Group, Inc., we concur with staff comments with the exception of Streets & Maintenance. We are going to continue discussions after action has been made today. We will continue to coordinate and find a resolution with Streets & Maintenance.

Mr. Ontiveros answered questions from the commissioners.

**ACTION:** Motion made by Commissioner Uribe, seconded by Commissioner Torres, and unanimously carried to **APPROVE SUSU19-00010.**

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**PUBLIC HEARING Resubdivision Combination:**

3.      **SUSU17-00030:**                      Linda Vista Gardens Replat B – A replat of Lot 18, Block 2, Linda Vista Gardens, City of El Paso, El Paso County, Texas
- Location:                      North of North Loop and East of Emerson
- Existing Zoning:                      R-4/sc (Residential / special condition)
- Property Owners:                      Julio Reyes and Rosa G. Reyes
- Representative:                      Sitework Engineering
- District:                      7
- Staff Contact:                      Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)
- POSTPONED FROM OCTOBER 18, NOVEMBER 15, 2018, JANUARY 24, AND FEBRUARY 21, 2019**

Armida Martinez, Planner, gave a presentation. This development is located north of North Loop and east of Emerson at 504 Chula Vista. Access to the subdivision is from Chula Vista. The applicant is proposing to re-subdivide a .397 acres. The proposed development is for a redevelopment of a single family home and an existing duplex. The subdivision was reviewed under the current subdivision code. The applicant is requesting an exception to waive the required street improvements to the applicant's proportionate share. Currently the applicant is short 1' of additional pavement and 5' required of landscape parkway. The applicant proposes to preserve the existing configuration of Chula Vista which consists of a 40' right of way with 30' of pavement and 5' sidewalks. Under Section 19.10.050.A the City Plan Commission may waive such requirement to provide right of way or street improvements to adjacent standard roads if 50% of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with neighborhood. The exception request

does meet the criteria as more than 50% and of the lots within a quarter of a mile of the proposed development have already been developed and have similar improvements. Additionally, the applicant is also requesting an exception request as to allow the proposed panhandle lot as per Section 19.23.040.C due the unique parcel configuration. Planning did not receive any communication in support or opposition to this request and with that Planning recommends approve of Linda Vista Gardens Replat B on resubdivision combination basis.

Julio Reyes, property owner, agreed with everything.

Motion made by Commissioner Hernandez-Cigarruista, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE SUS17-00030**.

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4.     **SUSU18-00105:**         Sunrise Acres No. 1 Replat H – A portion of Tract 126, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas  
Location:                     North of Hercules and West of I-54  
Existing Zoning:             R-4 (Residential)  
Property Owners:           Miguel De La Riva and Scott E. & Tanya J. Worley  
Representative:           Dorado Engineering  
District:                     2  
Staff Contact:              Jovani Francia, (915) 212-1613, [franciajx@elpasotexas.gov](mailto:franciajx@elpasotexas.gov)  
**POSTPONED FROM JANUARY 10, JANUARY 24, FEBRUARY 7, AND FEBRUARY 21, 2019**

Jovani Francia, Planner, gave a presentation. This development is located within the City of El Paso. Primary access to the subdivision is proposed from Polaris Street. The applicant proposes to subdivide approximately half an acre of land into two residential lots. The applicant is requesting an exception to waive the street improvements for Polaris Street. The applicant is requesting to waive 4' of landscape for Polaris Street and to allow the existing sidewalk configuration to remain. Under Section 19.10.050.A the City Plan Commission may waive such requirements to provide rights of way or street improvements to adjacent substandard roads. The applicant is applying for the waiver under subsection 1.a. which states that 50% of lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood. The applicant does not satisfy the criteria under section 19.10.050-A. Planning and DCC recommend approval of on the subdivision on a resubdivision combination basis and denial of the street improvement exception request for Polaris Street. Staff received five phone calls inquiring about the proposed subdivision. Staff did not receive support or opposition to the proposed subdivision.

Fermin Dorado, Dorado Engineering, representing owner. The reason for request is because Polaris Street is from Magnetic to North/South Freeway and it doesn't make sense for us to narrow the street from 40' to 36'. He agrees with all staff comments.

Motion made by Commissioner Hernandez-Cigarruista, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE BOTH SUBDIVISION AND EXCEPTION REQUEST ON SUSU18-00105**.

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5.     **SUSU19-00004:**     Cottonwood Springs Replat A – A replat of Lot 13, Block 1, Cottonwood Springs, El Paso County, Texas  
Location:     North of Borderland and West of Doniphan  
Existing Zoning:     ETJ (Extraterritorial Jurisdiction)  
Property Owners:     Humberto P. Moreno and Gysel Y. Quintero  
Representative:     CAD Consulting  
District:     ETJ (Extraterritorial Jurisdiction)  
Staff Contact:     Brenda Cantu, (915) 212-1642, [cantubr@elpasotexas.gov](mailto:cantubr@elpasotexas.gov)  
**POSTPONED FROM FEBRUARY 7, AND FEBRUARY 21, 2019**

**\*ACTION:** Motion made by Commissioner P. Hernandez-Cigarruista, seconded by Commissioner Juan Uribe, and unanimously carried to **DELETE SUSU19-00004.**

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**PUBLIC HEARING Rezoning:**

6.     **PZRZ19-00001:**     Portions of Tracts 4 and 5, Block D and portions of Tracts 6 through 9, Block C, Christy Tract, an addition to the City of El Paso, El Paso County, Texas  
Location:     James St. South of Craddock St.  
Existing Zoning:     R-3 (Residential)  
Request:     To rezone the subject property from R-3 (Residential) to R-1 (Residential)  
Existing Use:     Single-family  
Proposed Use:     Single-family  
Applicant:     City of El Paso  
District:     7  
Staff Contact:     Raul Garcia, (915) 212-1643, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)

**PUBLIC HEARING Special Permit:**

7.     **PZST19-00005:**     Portions of Tracts 4 and 5, Block D and portions of Tracts 6 through 9, Block C, Christy Tract, an addition to the City of El Paso, El Paso County, Texas  
Location:     James St. South of Craddock St.  
Existing Zoning:     R-3 (Residential)  
Request: Special     Permit to allow for Planned Residential with setback and lot width reductions in R-1 (Residential) zone district.  
Existing Use:     Single-family  
Proposed Use:     Single-family  
Applicant:     City of El Paso  
District:     7  
Staff Contact:     Raul Garcia, (915)212-1643, [GarciaR1@elpasotexas.gov](mailto:GarciaR1@elpasotexas.gov)

Raul Garcia, Program Manager, gave a presentation on both Items 6 & 7 since they are for the same property. On October 30, 2018 City Council approved an item requesting staff to initiate a rezoning for the subject property in the effort to protect and preserve the existing ranch farm character of the neighborhood. Property is currently zoned R-3. The request is to rezone to R-1 residential. This property is located south of Craddock Street along James Street and the intent is to protect and preserve the existing ranch and farm character of this neighborhood located in the Mission Valley area of the City of El Paso. Staff and DCC do recommend approval of rezoning and special permit planned residential overlay. Notices were sent on March 8, 2019 to all property owners within 300' of surrounding area. Staff did not receive any calls or letters in support or in favor of this request.

Ivan Lopez, President of the Playa Neighborhood Association, is to speak in favor of this item. He gave a presentation to the commission. We all concur with the staff comments.

Faviola Campos Lopez, resident, spoke in favor of this item. We concur with the staff comments.

Commissioner Hernandez-Cigarruista recommended that the Planning Department could possibly make this a case study for future reference.

Motion made by Commissioner Torres, seconded by Commissioner Hernandez-Cigarruista, and unanimously carried to **APPROVE PZRZ19-00001 AND PZST19-00005.**

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**PUBLIC HEARING Detailed Site Development Plan Application:**

8. **PZDS18-00036:** Lot 3, Block 11-B, Vista del Sol#9, City of El Paso, El Paso County, Texas  
Location: 1147 Vista de Oro  
Request: Detailed Site Development Plan Approval  
Zoning: C-4/sc (Commercial/special Contract)  
Existing Use: Childcare Center  
Proposed Use: Childcare Center with additional structure  
Applicant: Laboe Labrado  
District: 7  
Staff Contact: Anne Guayante, 915-212-1814, [guayanteam@elpasotexas.gov](mailto:guayanteam@elpasotexas.gov)

Anne Guayante, Senior Planner, gave a presentation. Planning staff is recommending approval and the Development Coordinating Committee is also recommending approval.

Leaf Labrado, applicant, I agree with staff comments.

Motion made by Commissioner Cabrera, seconded by Commissioner Torres, and unanimously carried to **APPROVE PZDS18-00036.**

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9. **PZDS19-00007:** Being a Portion of Lot 17 and all of Lots 18, 19, and 20, Block 2, Alexander Addition, an addition to the City of El Paso, El Paso County, Texas  
Location: 401 Rio Grande  
Request: Detailed Site Development Plan Approval  
Zoning: S-D/sp  
Existing Use: Vacant  
Proposed Use: Multi-family Housing  
Property Owner: Veronica y Francisco Macias, LLC  
Representative: Jesus L. Jaime  
District: 8  
Staff Contact: Santiago Vallejo, [vallejos@elpasotexas.gov](mailto:vallejos@elpasotexas.gov), 915-212-1561

**\*ACTION:** Motion made by Commissioner P. Hernandez-Cigarruista, seconded by Commissioner Juan Uribe, and unanimously carried to **DELETE PZDS19-00007.**

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**Other Business:**

10. Discussion and action on an Ordinance amending Section 19.20.070 (Deed Conveyance) to clarify requirements for the conveyance instrument and to allow for deferral of delivery of the conveyance instrument under a particular circumstance.  
Staff Contact: Nelson Ortiz, (915) 212-1607, [ortiznx@elPASOTexas.gov](mailto:ortiznx@elPASOTexas.gov)

Nelson Ortiz, Lead Planner, gave a presentation. First, is to identify type of conveyance instrument. Second, is to allow deferral of delivery of instrument.

Mr. Ortiz answered questions from the commissioners.

Motion made by Commissioner Hernandez-Cigarruista, seconded by Commissioner Juan Uribe, and unanimously carried to **APPROVE ORDINANCE AMENDING SECTION 19.20.07.**

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11. Review CPC Staff Report redesigns.  
Staff Contact: Harrison Plourde, 212-1584, [plourdeht@elPASOTexas.gov](mailto:plourdeht@elPASOTexas.gov)

Harrison Plourde, Senior Planner, gave a presentation. Looking to streamline report formats and eliminate redundant sections/information, and improve layout/organization of information. Overall, you will see it is a better layout and easier to read. Mr. Plourde asked the commissioners to provide their comments and recommendations to staff for implementation.

NO ACTION, just presentation of CPC Staff Report redesigns.

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**ADJOURNMENT:**

Motion made by Commissioner Torres, seconded by Commissioner Muñoz, and unanimously carried to adjourn this meeting at 2.27 p.m.

Approved as to form:



Philip F. Etiwe, City Plan Commission Executive Secretary